



County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

RECEIVED
Department of Planning & Zoning

FEB 10 2015

Zoning Evaluation Division

January 28, 2015

Kausar S. Mirza
d/b/a Funland Mini Center
9078 Furfey Road
Lorton, VA 22079

Re: Special Exception Application SE 2014-MV-020

Dear Ms. Mirza:

At a regular meeting of the Board of Supervisors held on January 27, 2015, the Board approved Special Exception Application SE 2014-MV-020 in the name of Kausar S. Mirza d/b/a Funland Mini Center. The subject property is located at 9078 Furey Road, on approximately 6021 square feet of land, zoned PDH-12 in the Mount Vernon District [Tax Map 107-2 ((12)) 228 A]. The Board's action permits a home child care facility, pursuant to Sections 6-105, 6-106 and 8-305 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted only for the home child care use as indicated on the special exception plat approved with the application, entitled "Lot 228A, Section One, Laurel Highlands," prepared by Target Surveys, Inc., as revised by the applicant on September 24, 2014, as qualified by these development conditions.
2. A copy of the special exception conditions shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
3. Excluding the provider's own children, the maximum number of children on-site at any one time shall not exceed twelve.
4. The hours of operation for the home child care facility shall not exceed 6:00 a.m. to 6:00 p.m.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

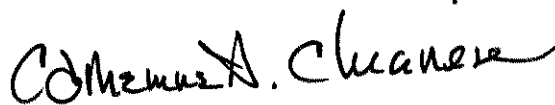
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

5. A maximum of two nonresident employees, whether paid or not for their services, may be involved in the home child care facility, with the hours of such attendance limited to 7:00 a.m. to 6:00 p.m.
6. The dwelling that contains the home child care facility shall be the primary residence of the provider.
7. The existing two-car garage shall not be converted to any use which would preclude the parking of vehicles, and shall be kept clear of debris at all times in order to accommodate parking for the dwelling and the home child care provider.
8. All pick-up and drop-off of children shall take place in the driveway.
9. There shall be no signage associated with the home child care facility.
10. The outdoor play area shall conform to all applicable state regulations and standards.
11. Any portions of the dwelling associated with the home child care facility that is used as a children's sleeping area shall be located in a room with proper egress as defined by the Virginia Uniform Statewide Building Code.
12. The approval of the use is contingent upon maintenance of a state-issued family day home license that permits the number of children being cared for at the home child care facility.

This approval, contingent on the above noted conditions, shall not relieve the application from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall take effect upon approval by the Board of Supervisors.

Sincerely,

A handwritten signature in black ink, appearing to read "Catherine A. Chianese". The signature is fluid and cursive, with the first name being more prominent.

Catherine A. Chianese
Clerk to the Board of Supervisors

January 28, 2015

cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager, GIS, Mapping/Overlay
Michael Davis, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Jill Cooper, Executive Director, Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

PWF

SE 2014 - 0134

ATTACHMENT 1



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2014-MV-020

(Staff will assign)

RECEIVED
Department of Planning & Zoning

JUN 05 2014

Zoning Evaluation Division

APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

APPLICANT	NAME	KAUSAR S. MIRZA d/b/a FUNLAND MINI CENTER	
	MAILING ADDRESS	9078 FURRY Rd. Lorton, VA 22079	
	PHONE HOME (703)	690-2830	WORK (703) 508-7718
	PHONE MOBILE (703)	508-7718	EMAIL
PROPERTY INFORMATION	PROPERTY ADDRESS	9078 FURRY Rd Lorton VA 22079	
	TAX MAP NO.	1072-12-0228 A	SIZE (ACRES/SQ FT) 6,021.59 sq ft
	ZONING DISTRICT	PDH-12	MAGISTERIAL DISTRICT MT VERNON
	ZONING ORDINANCE SECTION		
SPECIAL EXCEPTION REQUEST INFORMATION	PROPOSED USE	Home Day Care Facility	
AGENT/CONTACT INFORMATION	NAME	N/A	
	MAILING ADDRESS		
	PHONE HOME ()	WORK ()	
	PHONE MOBILE ()	EMAIL	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input type="checkbox"/> Agent/Contact		
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>KAUSAR S. MIRZA</p> <p>TYPE/PRINT NAME OF APPLICANT/AGENT</p> <p>SIGNATURE OF APPLICANT/AGENT</p>			

DO NOT WRITE IN THIS SPACE

Date Application accepted:

May 21, 2014

Application Fee Paid: \$

435.00

SE 2014-MV-020
Zoning Application Closeout Summary Report

Printed: 1/30/2015

General Information

APPLICANT: KAUSAR S. MIRZA D/B/A FUNLAND MINI CENTER
DECISION DATE: 01/27/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: MEGAN BRADY
DECISION SUMMARY:

ON JANUARY 27, 2015, THE BOARD UNANIMOUSLY APPROVED SE2014-MV-020 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO DEVELOPMENT CONDITIONS DATED JANUARY 22, 2015.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PDH-12	6,021.00 SQ FEE

Tax Map Numbers

107-2-112/10228-A

Approved Land Uses

Zoning District: PDH-12

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT		APPROVED NON-RESIDENTIAL DEVELOPMENT			
	<u>DWELLING</u> UNITS	<u>LAND AREA</u>	<u>NO. OF</u> ADU'S	<u>GFA</u>	<u>LAND AREA</u>	<u>FAR</u>
CHCR/HOME	1	6,021.00 SQ FEET				
TOTAL	1	6,021.00 SQ FEET				

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 01-22-2015

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
COPY SHALL BE POSTED	01-01-0001	0	N/A	0	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	0	01-01-0001
PARKING	01-01-0001	0	N/A	0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	0	01-01-0001
OUTDOOR PLAY AREA	01-01-0001	0	N/A	0	01-01-0001